

EMERALD ESTATES/INDIAN RIVER, H.O.A., INC.
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RULES AND REGULATIONS

Approved October 30, 2008

The Emerald Estates/Indian River Board of Directors approved the following Rules and Regulations at a duly noticed Board of Directors Meeting, which owners were provided a 14 day notice via regular mail. The Rules and Regulations were adopted for the benefit of all residents, in the order to establish the uniform, peaceful enjoyment of our community. All residents and owners are required to abide by these Rules and Regulations. Owners are responsible for the actions and violations of their guests, tenants and invitees. **These rules and regulations will be strictly enforced.** *Failure to follow the Rules may result in a fine being levied against the lot owner, for any infraction of its' published rules and regulations. The fine may not exceed \$100.00 per violation, against any member, tenant, guest or invitee. A fine may be levied on the basis of each day of a continuing violation, with a single notice and opportunity for a hearing, except that no such fine shall exceed \$1,000.00 in the aggregate. The association may also take corrective measures for the violation, and the cost of these corrections will be considered an assessment against the lot, and may be become a lien, if not paid.*

1. **Leasing of Lots**- In the event an owner leases said Lot Owner's Lot, such lease shall contain a covenant that the Leasee acknowledges the lot is subject to the Declaration of Covenants, and is familiar with the provisions thereof, including the restrictions contained within, along with all rules and regulations of the association, and agrees to abide by all such provisions. If a lease does not contain language to the effect of the foregoing, then the association may declare the lease void, and take such action the association deems applicable, including a removal action against the tenant. **A copy of all leases must be provided to the association. No lot shall be leased for less than six (6) months, and no more one (1) time per year.**
2. **Lot maintenance**- Owners shall perform routine lawn maintenance of their lot. Routine lawn maintenance shall consist of mowing the lawn, edging the driveway and walkways, trimming shrubs and trees and weeding beds. The lot must be maintained in a neat appearance and with proper irrigation.
3. **Storm Shutters**-Storm shutters which have previously been approved by the Architectural Review Committee, may be installed on a home, once a Hurricane Watch has been issued. The storm shutters must be removed no later than two (2) weeks after the storm or storm threat has passed.
4. **Play Structures**- All game and play structures, including permanent or temporary roll-out basketball hoops and backboards, tree houses, trampolines and other recreational equipment, **shall be located or screened so they cannot be seen from any street and are shielded from view of any adjoining lots.**

XV, Section 20)

5. **Litter and Garbage Collection**- No garbage, trash, refuse or rubbish shall be deposited, dumped, or kept on any part of the Community, except in closed containers in the storage areas, garages, if any, or fenced in patio areas at the side or rear of the home prior to collection by a licensed contracted refuse service. **Trash cans must not be placed by the curb any earlier than the night prior to day of pick up, and must be removed by 7:00 A.M. the day following pick up. Trash cans are not allowed to be left in front of garages or visible from any street.** (Refer to Article XV, Section 15)
6. **Patio Furniture** – All patio furniture must be maintained in good repair or **shall be located or screened so it cannot be seen from any street and is shielded from view of any adjoining lot.** (Refer to Article 15, Section 12)
7. **Standing Cycles or Other Items**- No bicycles, scooters, wagons, carriages, shopping carts, toys or other such items **excluding patio furniture** shall be parked or be permitted to stand for any period of time on any part of community land, except in garages of each home, or on the patio of a home if said rear yard or patio **is screened or shielded or yard is completely fenced in.** (Refer to Article XV, Section 12)
8. **Benches**- Only ornamental, well maintained sitting benches are permitted to be placed on a lot, unless placed within a rear yard or patio which is completely fenced in. (Refer to Article XV, Section 12)
9. **Barbeques**- **Exterior storage of Barbeque grills are only** to be stored on the back patio of each lot. (Refer to Article XV, Section 9)
10. **Sheds**- No structure of a temporary character, trailer, basement, shack, garage, barn or other building shall be moved to, erected on or used on any of the lands within the community at any time for a residence, workshop, office, storage room, either permanently or temporarily. (Refer to Article XV, Section 12)
11. **Antenna and Aerials**- No antenna, aerial or satellite dish of any type shall be placed upon a home or within a lot, or the common Open Space, unless approved by the Board of Directors or Architectural Review Committee. (Refer to Article XV, Section 13)
12. **Signs**- Except as otherwise permitted by the board of Directors, no sign of any character shall be displayed or placed upon any lot, except “For Sale” signs, which sign may refer only to the particular premises on which displayed. Only one (1) sign is permitted, and may not be larger than 2 feet by 2 feet, or four feet square, and shall not extend more than four (4) feet above the ground. (Refer to Article XV, Section 14)
13. **Disturbances**- Residents shall not make or permit any disturbing noise on any lot or in any home or do or permit anything to be done therein which will interfere with the rights, comfort or convenience of other owners or residents. (Refer to Article XV, Section 25)
14. **Pets**-Only traditional house pets (i.e. cats, dogs, fish and caged birds) may be kept by an owner, or such owner’s family members, guests, tenants or invitees. No animals may be

kept or maintained for commercial purposes. All pets must be leashed when off of the owner's lot. All owners are required and responsible to clean up any excretions of their pets. **(Refer to Article XV, Section 6)**

15. **Parking**-No truck or van with more than a ¾ ton capacity, or any truck with other than standard size tires, or trailer shall be parked in the community overnight. No overnight parking in the streets shall be permitted by permanent residents. No vehicle of any kind shall be parked in the common Open Space. **(Refer to Article XV, Section 10)**

16. **Commercial and Recreational Vehicle Policy-**

A: Commercial vehicles, which have commercial writing or equipment used for commercial purpose or business, shall not be parked overnight on any property within the community overnight.

B: Boats, RV's and motor homes may be parked overnight for a period not to exceed 48 hours. There is no limitation to the size, as long it is parked on the owner's lot, and not in the street.

C: Boats which are 24 feet or less in length may be permitted to be parked in the rear or side yard of a single family home when the yard is fenced with a six (6) foot high wooden fence, which said fence has been approved by the Board of Directors or Architectural Review Committee.

17. **Motorized Vessels in Lake** - No gas or diesel powered motorized vessels shall be permitted on the lake.

These rules are subject to change from time to time. Updates will be provided. Thank you for your cooperation.

Emerald Estates/Indian River H.O.A., Inc.
Board of Directors